



# CITY OF NORMAN, OK CITY COUNCIL REGULAR MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Tuesday, September 24, 2024 at 6:30 PM

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## MINUTES

### CITY COUNCIL, NORMAN UTILITIES AUTHORITY, NORMAN MUNICIPAL AUTHORITY, AND NORMAN TAX INCREMENT FINANCE AUTHORITY

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The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers in the Municipal Building, on Tuesday, September 24, 2024, at 6:30 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

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### CITY COUNCIL, NORMAN UTILITIES AUTHORITY, NORMAN MUNICIPAL AUTHORITY, AND NORMAN TAX INCREMENT FINANCE AUTHORITY

#### CALL TO ORDER

#### ROLL CALL

##### PRESENT

Mayor Larry Heikkila  
Councilmember Ward 1 Austin Ball  
Councilmember Ward 2 Matthew Peacock  
Councilmember Ward 3 Bree Montoya  
Councilmember Ward 4 Helen Grant  
Councilmember Ward 5 Michael Nash  
Councilmember Ward 6 Joshua Hinkle  
Councilmember Ward 7 Stephen Holman  
Councilmember Ward 8 Scott Dixon

#### PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mayor Heikkila.

## PROCLAMATIONS

1. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2425-6: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF OCTOBER AS PEDESTRIAN SAFETY MONTH IN THE CITY OF NORMAN.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 6 Hinkle.

Participants in discussion

1. Mr. Jose Jimenez, Transportation Planner and Safety, Association of Central Oklahoma Governments, accepted the proclamation and thanked the Council

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4, Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

**Proclamation P-2425-6 was Acknowledged.**

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## COUNCIL ANNOUNCEMENTS

### Ward 8 – Councilmember Dixon

- Highlighted an item on tonight's Consent Docket; a stoplight at 36th Avenue NW and Bart Conner. He said work is projected to begin in approximately 18 months.

### Ward 7 – Councilmember Holman

- Reminded residents about the upcoming Fall Cleanup Days for all of Norman, beginning September 28th and running through October 26th. Ward 7 cleanup is scheduled for October 12th. Dates are posted on the City website.
- Highlighted the Aviation Festival scheduled for Saturday at 9:00 a.m. at the airport.
- Thanked local businesses that participated in the Brew Tober Fest at Reaves Park, noting the event's growth and success.
- Announced the Community Planning and Transportation Committee Meeting on Thursday at 4:00 p.m. at City Hall, where transit ridership, construction updates, and related issues will be discussed. The meeting is available live and archived on the City's YouTube channel.
- Encouraged residents to register to vote by October 11th to participate in the November 5th election. Online registration is available in Oklahoma.

### Ward 6 – Councilmember Hinkle

- Noted the strong impact of sports tourism over the weekend, with hotels and rental cars fully booked.
- Praised the positive reputation Norman received from visitors and thanked the community for its hospitality.

## Council Announcements, continued

### Ward 5 – Councilmember Nash

- Reported that following passage of an ordinance to establish a TIF District, a group of citizens is collecting signatures to place the matter on a ballot. Signature collection takes place daily at The Root Salon at Porter and Main Street.

### Ward 4 - Councilmember Grant

- Attended the Oklahoma Municipal League Conference in Tulsa (September 10th–12th), learning about initiatives to reform municipal funding structures beyond sales tax reliance.
- Attended the Oklahoma Housing Conference in Midwest City (September 24th–26th), where housing and affordability strategies were discussed.
- Shared remarks from the Lt. Governor regarding the state housing crisis as a workforce issue and the challenges cities face in supporting growth.
- Viewed a demonstration of a 350-square-foot tiny home model (approximately \$50,000 cost), which could provide more affordable housing options compared to ADUs.
- Extended congratulations to local business owners of Oscillator Press, recognizing their contributions to Norman's downtown arts and small business community.

### Ward 3 – Councilmember Montoya

- Announced Fall Cleanup Days for Ward 3:
  - Monday polycart service – September 28.
  - Tuesday polycart service – October 5.

### Ward 2 – Councilmember Peacock

- Thanked the Mayor for issuing a proclamation recognizing pedestrian safety, adding that every month should emphasize pedestrian safety.

### Ward 1 – Councilmember Ball

- Echoed comments about the positive sports tourism weekend and its economic impact.
- Announced upcoming Firehouse Art Center classes, including free programs for children, veterans, and the community.
- Reported on a meeting with Police Chief Foster and leadership regarding new initiatives:
  - SpiderTech system – sends updates and feedback opportunities to residents after filing reports.
  - Enhanced focus on officer mental health and well-being.
  - Ongoing concerns regarding School Resource Officers (SROs) in elementary schools, noting recent school lockdowns and incidents.
  - Emphasized the need for additional police staffing, with the department currently authorized for 184 officers but operating with 146.
- Urged residents to contact county and state officials to advocate for improved school safety resources.

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## **CONSENT DOCKET**

This item is placed on the agenda so that the City Council, by unanimous consent, can designate those routine agenda items that they wish to be approved or acknowledged by one motion. If any item proposed does not meet with approval of all Councilmembers, that item will be heard in regular order. Staff recommends that Item 2 through Item 13 be placed on the consent docket.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

**Items 2 through 13 were placed on the Consent Docket.**

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2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

CITY COUNCIL, NORMAN MUNICIPAL AUTHORITY, NORMAN UTILITIES AUTHORITY, AND NORMAN TAX INCREMENT FINANCE AUTHORITY MEETING MINUTES OF JUNE 27, 2023, AND AUGUST 8, 2023; CITY COUNCIL CONFERENCE MEETING MINUTES OF JULY 25, 2023; CITY COUNCIL SPECIAL MEETING MINUTES OF DECEMBER 12, 2023, AND SEPTEMBER 3, 2024; CITY COUNCIL COMMUNITY PLANNING AND TRANSPORTATION COMMITTEE MEETING MINUTES OF FEBRUARY 22, 2024, AND MARCH 28, 2024; CITY COUNCIL BUSINESS AND COMMUNITY AFFAIRS COMMITTEE MEETING MINUTES OF JUNE 6, 2024.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 6 Hinkle.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

**The minutes were Approved.**

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### **Reports/Communications**

3. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MONTHLY DEPARTMENTAL REPORTS FOR THE MONTH OF AUGUST, 2024.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 6 Hinkle.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

**Receipt of the Monthly Departmental Reports were Acknowledged.**

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4. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RECEIPT OF THE FINANCE DIRECTOR'S INVESTMENT REPORT AS OF AUGUST 31, 2024, AND DIRECTING THE FILING THEREOF.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 6 Hinkle.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

**Receipt of the Finance Director's Investment Report was Acknowledged.**

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### **Final Plat**

5. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2425-1: FINAL PLAT OF A REPLAT FOR SALYER ADDITION (LOCATED AT 2505 WEST MAIN STREET).

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 6 Hinkle.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

**Final Plat FP-2425-1 for a replat of Salyer Addition was Approved.**

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## **Contracts**

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF AMENDMENT ONE TO CONTRACT K-1718-51: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND GARVER, L.L.C., FOR ENGINEERING SERVICES FOR THE TRAFFIC SIGNAL IMPROVEMENTS AT THE 36<sup>TH</sup> AVENUE NW AND BART CONNOR DRIVE INTERSECTION; AND TRANSFER OF FUNDS AS OUTLINED IN THE STAFF REPORT.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 6 Hinkle.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

**Amendment One to Contract K-1718-51 and budget transfer were Approved.**

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7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT TWO TO CONTRACT K-1819-87: A CONTRACT BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND GARVER (FORMERLY CABBINESS ENGINEERING) FOR ENGINEERING SERVICES FOR THE PARSONS ADDITION WATERLINE REPLACEMENT PROJECT IN THE AMOUNT OF \$18,500 AS OUTLINED IN THE STAFF REPORT.

### **Acting as the Norman Utilities Authority**

Motion made by Trustee Ward 2 Peacock, Seconded by Trustee Ward 6 Hinkle.

Voting Yea: Chairman Heikkila, Trustee Ward 1 Ball, Trustee Ward 2 Peacock, Trustee Ward 3 Montoya, Trustee Ward 4 Grant, Trustee Ward 5 Nash, Trustee Ward 6 Hinkle, Trustee Ward 7 Holman, Trustee Ward 8 Dixon

**Amendment Two to Contract K-1819-87 was Approved.**

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8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT THREE TO CONTRACT K-2122-115: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND CROSSLAND CONSTRUCTION COMPANY, DECREASING THE CONTRACT AMOUNT BY \$107,187.69 FOR THE NEW LINE MAINTENANCE FACILITY, FINAL ACCEPTANCE OF THE PROJECT, AND FINAL PAYMENT IN THE AMOUNT OF \$207,136.74 AS OUTLINED IN THE STAFF REPORT.

### **Acting as the Norman Utilities Authority**

Motion made by Trustee Ward 2 Peacock, Seconded by Trustee Ward 6 Hinkle.

Voting Yea: Chairman Heikkila, Trustee Ward 1 Ball, Trustee Ward 2 Peacock, Trustee Ward 3 Montoya, Trustee Ward 4 Grant, Trustee Ward 5 Nash, Trustee Ward 6 Hinkle, Trustee Ward 7 Holman, Trustee Ward 8 Dixon

**Amendment Three to Contract K-2122-115 was Approved, the project was Accepted and final payment was Authorized.**

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9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CHANGE ORDER ONE TO CONTRACT K-2324-146: BY AND BETWEEN THE CITY OF NORMAN UTILITIES AUTHORITY AND G&L TANK SANDBLASTING AND COATINGS, L.L.C., FOR THE ROBINSON TOWER RESURFACING PROJECT AND LINDSEY TOWER RESURFACING OR DEMOLITION PROJECT AS OUTLINED IN THE STAFF REPORT.

Motion made by Trustee Ward 2 Peacock, Seconded by Trustee Ward 6 Hinkle.

Voting Yea: Chairman Heikkila, Trustee Ward 1 Ball, Trustee Ward 2 Peacock, Trustee Ward 3 Montoya, Trustee Ward 4 Grant, Trustee Ward 5 Nash, Trustee Ward 6 Hinkle, Trustee Ward 7 Holman, Trustee Ward 8 Dixon

**Change Order One to Contract K-2324-146 was Approved.**

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10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER ONE TO CONTRACT K-2425-4: BY AND BETWEEN THE CITY OF NORMAN , OKLAHOMA AND INNOVATIVE ROADWAY SOLUTIONS, L.L.C., DECREASING THE CONTRACT AMOUNT BY \$231.26 FOR A REVISED AMOUNT OF \$482,946.24; FINAL ACCEPTANCE AND FINAL PAYMENT FOR THE STREET MAINTENANCE BOND PROGRAM – ASPHALT PREVENTIVE MAINTENANCE – FYE 2025 LOCATIONS PROJECT.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 6 Hinkle.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

**Change Order One to Contract K-2425-4 was Approved, the project was Accepted and final payment was Authorized.**

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11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2425-52: A CONTRACT BY AND BETWEEN THE ASSOCIATION OF CENTRAL OKLAHOMA GOVERNMENTS (ACOG) AND THE CITY OF NORMAN FOR THE COLLECTION OF TRAFFIC DATA AND APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 6 Hinkle.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

**Contract K-2425-52 and budget appropriation were Approved.**

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### **Resolutions**

12. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-41: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, TRANSFERRING \$70,000 FROM THE FACILITIES ASSESSMENT PROJECT TO CITY HALL EXECUTIVE CONFERENCE ROOM UPDATE PROJECT WITHIN THE CAPITAL FUND.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 6 Hinkle.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

**Resolution R-2425-41 was Adopted.**

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13. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-46: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, APPROPRIATING \$2,327.50 FROM THE REFUNDS/REIMBURSEMENTS MISCELLANEOUS RISK MANAGEMENT ACCOUNT TO REPAIR A CITY VEHICLE DAMAGED BY ANOTHER DRIVER IN A TRAFFIC COLLISION.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 6 Hinkle.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

**Resolution R-2425-46 was Adopted.**

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**NON-CONSENT ITEMS**

14. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-1 PRELIMINARY PLAT FOR BROOKHAVEN NO. 45 ADDITION (GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST ROCK CREEK ROAD ON THE WEST SIDE OF BROOKHAVEN BOULEVARD).

Motion to reject made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 6 Hinkle.

Participants in discussion

1. Mr. Muhammad Kahn, SMC Engineers, attorney representing the applicant
2. Mr. Paul Wilson, Ward 1, asked questions

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

**The preliminary plat for Brookhaven No. 45 Addition was Approved.**

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15. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-2 PRELIMINARY PLAT FOR SUMMIT LAKES ADDITION – SUMMIT LAKES VILLAS ADDITION, A PLANNED UNIT DEVELOPMENT (GENERALLY LOCATED SOUTH OF ALAMEDA STREET AND EAST OF 24<sup>TH</sup> AVENUE SE).

Motion to reject made by Councilmember Ward 8 Dixon, Seconded by Councilmember Ward 7 Holman.

Participants in discussion

1. Mr. Muhammad Kahn, SMC Engineers, attorney representing the applicant
2. Mr. Evan Nixon, Cies Properties, applicant

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

**The preliminary plat for Summit Lakes Addition – Summit Villas Addition was Approved.**

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## MISCELLANEOUS COMMENTS

### Affordable Housing

Paul Wilson, Ward 1, presented data comparing median and household incomes across Mustang, Yukon, Oklahoma City, and Norman. He noted Norman has the lowest income among the cities listed. He stated other cities are building houses priced at \$200,000 or less, while Norman's housing developments are largely in the mid to upper \$200,000 range. He urged Council to attract developers willing to build affordable housing, suggesting options such as reducing connection fees and offering incentives. He emphasized the need for affordable housing to support Norman residents, linking the housing shortage to homelessness and the difficulty for working residents to find housing.

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### Compost Services

Dan Munson, Ward 6, recommended gradually increasing compost scoop prices from \$10 to \$40 (\$10 per year). He suggested funds could support purchasing a mobile trash can cleaning truck and larger compost containers (95-gallon carts). He proposed these changes would improve efficiency and service.

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### Sobering Center

Dan Munson, Ward 6, recommended using opioid settlement funds to establish a two-year pilot program for sober center slots, with measurable outcomes.

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### Visitors

Dan Munson, Ward 6, noted the large number of Texas license plates during a recent weekend event, suggesting Norman should explore better marketing to out-of-state visitors.

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### Project Development

Evan Dunn, Ward 7, criticized Council's recent approval of a proposal he described as "shallow" and "superficial." He argued that community concerns were not adequately addressed, and the project should have been sent back for redesign. He expressed frustration about his ability to persuade Council, reflecting on how his communication may be perceived and stressed the importance of protecting resources for future generations.

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## **ADJOURNMENT**

The meeting adjourned at 7:25 p.m.

ATTEST:

\_\_\_\_\_  
City Clerk

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Mayor